



**CITY OF NORWICH**  
CONNECTICUT

**AGENDA – MEETING OF THE COUNCIL OF THE CITY OF NORWICH**  
**100 Broadway in Council Chambers**  
**February 21, 2023**  
**7:30 PM**

**PRAYER**

**PLEDGE OF ALLEGIANCE**

**CITIZEN COMMENT GENERAL (30 Minutes)**

**SECOND READING AND POSSIBLE ACTION ON THE BELOW ORDINANCE  
PREVIOUSLY PRESENTED**

1. AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF NORWICH/ CREATING BUSINESS MASTER PLAN DISTRICT (January 17, 2023)

**[A. Business Master Plan Complete Documents](#)**

**[B. List of Exhibits](#)**

**CITY MANAGER’S REPORT**

**CITIZENS COMMENT ON RESOLUTIONS**

**NEW BUSINESS RESOLUTIONS**

1. Relative to conveying property at 84 and 60 Talman Street by a deed in lieu of foreclosure.
2. Relative to the school construction grant application for the construction of a new elementary school on the grounds of the former Greenville School.
3. Relative to the school construction grant application for the construction of a new elementary school on the grounds of the Moriarty Environmental Sciences Magnet School.
4. Relative to the school construction grant application for the construction of a new elementary school on the grounds of the John B. Stanton School.

**EXECUTIVE SESSION:** Personnel matters

*Patricia W. Bennett*

City Clerk

**ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF NORWICH AND CREATING A  
BUSINESS MASTER PLAN DISTRICT**

An ordinance amending the zoning map of the City of Norwich. by creating a Business Master Plan District by changing the zoning district of those tracts or parcels of land list below to the Business Master Plan District under Section 3.11 of the Norwich Zoning Ordinances:

<b>PROPERTY ADDRESS</b>	<b>MAP</b>	<b>BLOCK</b>	<b>LOT</b>
Bromley Lane	024	001	054
Lawler Lane	023	001	009
180 Lawler Lane	023	001	007
207 Lawler Lane	023	001	008
253 Lawler Lane	023	001	006
300 Canterbury Turnpike Rear	030	001	015
432 Canterbury Turnpike	024	001	001
527 Scotland Road	017	001	002
16 School Ave	019	002	016
83 Taftville-Occum Road	019	002	055
97 Taftville-Occum Road	019	002	049
105 Taftville-Occum Road	019	002	046
111 Taftville-Occum Road	019	002	043
431 Canterbury Turnpike	024	001	013
431 Canterbury Turnpike Rear	024	001	012
439 Canterbury Turnpike	025	001	001
461 Canterbury Turnpike	024	001	006

Said properties are shown on a certain map entitled “Zoning Location Survey “Zoning Map Amendment” Prepared for Norwich Community Development Corporation, Taftville-Occum Road, Canterbury Turnpike, Old Canterbury Turnpike, Lawler Lane & Interstate 395, Norwich, Connecticut, Boundaries, LLC, Date September, 2022, revised September 23, 2022, Scale 1”=200’, Sheets 1 of 3 thru 3 of 3.

All of the properties on the Zoning Location Survey to be changed from PDD or GC, as the case may be, to the Business Master Plan District (BMPD).

That the zoning map of the City of Norwich be and the same is hereby amended so that the tracts or parcels of land showing on the above stated map be changed from GC or PDD as the case may be to BMPD.

That the Business Master Plan District includes those uses specified in Section 3.11.5.6 plus the following additional uses:

Business Corporate and Professional Offices

Healthcare Technology Research Industries, Advanced Medical Equipment, Pharmaceuticals and Biotechnology Facilities

Technology Research & Development

Government Buildings & Facilities

Car wash facilities as part of truck stop

Clinical and Medical Offices

Public Utility Facilities

That the Master Plan shall be as shown on a Plan entitled “Bohler, Overall Master Plan, Sheet Number EX-01, for Norwich Community Development Corporation, date, December 4, 2022”, including approval of the road as shown on the plan,

That the Plan is found to be consistent with the Plan of Conservation & Development of the City of Norwich.

That approval of the Master Plan is conditioned on the following:

a. Architectural design of each building constructed within the Business Master Plan District is subject to approval as per Section 3.11.5.2

b. Street Lighting be consistent with Section 3.11.5.5.

c. Minimum front, side and rear yards be as follows:

Front Yard - 20'

Side Yard – 20'

Rear Yard – 20'

In the event that any parcel adjoins a residentially zoned property the minimum buffer shall be 50'

d. Maximum building height shall be 80' except that no building constructed east of Canterbury Turnpike shall exceed 60'

e. Signage shall be designed pursuant to the attached signage standards.

f. Parking requirements pursuant to Section 3.11.5.4 shall be subject to approval of the Commission of the City Plan in connection with site plan approval for each parcel within the Business Master Plan District.

Mayor Peter Albert Nystrom  
Alderswoman Stacy Gould

## **BUSINESS MASTER PLAN DISTRICT (BMPD) SECTION NO. 3.11.5.3 SIGNAGE**

### **a. Private Traffic Direction Signs**

**Signs directing traffic movement within a site: each sign shall not exceed 1 ½ square feet in area nor 36 inches in length, provided the nature and location of such signs cause no nuisance or hazard. Illumination of these signs shall be permitted. Horizontal directional signs on and flush with paved areas are not regulated by these standards.**

### **b. Vehicles**

**Signs on vehicles of any kind shall not be permitted as signage. Vehicles with company signs parked in the ordinary course of business are allowed**

### **c. Flags**

**Three flags per lot or per business and/or industrial buildings, may be permitted. Said flag shall not exceed 36 square feet. The pole the flag may be affixed to the building wall of the structure within 10' of the point of public access for the business or be a free standing pole not greater than 20' in height, and shall not extend over any State, Town or Private street, road, highway or right of way, nor shall inhibit access to and along areas reserved for pedestrian or vehicular movement onto and within the parcel.**

## **DESIGN STANDARDS GENERAL**

**All building mounted and free standing signs shall comply with the following standards.**

## **Building Mounted, Marquee, and Awning Sign Standards**

- a. No building mounted sign shall be mounted on a rooftop nor shall any portion a building mounted sign extend above the building roofline.**
- b. Signs shall be located on the same wall containing the main public entrance(s) to the building. For buildings which have additional wall(s) parallel to a public way that do not contain the main entrance, one additional sign shall be allowed on such wall not to exceed 1/3 of the area allowed for the district. For buildings with multiple tenants each having its own access point, such as a flex building, each tenant shall be allowed its own wall mounted business sign.**
- c. No portion of a building mounted sign shall overhang any property line nor be closer than ten feet above areas used for pedestrian access or sidewalks nor closer than 14 feet above areas used for vehicle parking or access.**
- d. Directory signs shall be mounted within 10 feet of the common access door.**
- e. The area calculation shall only apply to length or area of the building wall above finished grade to which the sign is being attached.**
- f. The maximum size listed in the following chart specifies the maximum total combined square footage of all signs which are permitted on any one building wall.**

### **WALL MOUNTED SIGNS**

#### **MAXIMUM SIZE**

**30% off the area of the wall upon which they are to be placed up to a maximum of 600 square feet total for all signs on any one building wall.**

**Multi-Tenant Build 1 S.F. per lineal foot of Store front up to a max. of 50 S.F. per unit.**

## **MISCELLANEOUS**

- **Directory signs may be permitted in Multi-tenant structures up to a maximum of 24 S.F. in addition to the maximum permitted sign area for all tenants.**
- **Company logos must be affixed as a wall sign not be greater in height than a wall sign and may use the company's colors and type face.**

## **FREE STANDING SIGN STANDARDS**

- 1. No portion of any free standing sign shall be closer than 10 feet to any property line.**
- 2. No free standing sign shall be placed in any required side or rear yard setbacks.**
- 3. Every free standing sign shall be located within a landscaped area.**
- 4. No free standing sign shall exceed 500 square feet in area.**

## **MAXIMUM SIZE PER SIGN**

**Single Occupancy may increase 1 S.F. per 500 S.F. in excess of first 5000 S.F. of building area up to a maximum of 600 S.F. per sign.**

**Multi-tenant and/or multiple buildings may increase 1 S.F. per 1000 S.F. of gross floor area up to a maximum of 1,000 S.F.**

## **MAXIMUM HEIGHT**

**Height max 15'.**

**1 free standing sign per land bay**

## **READER BOARD/ELECTRONIC MESSAGE/CHANGEABLE COPY SIGNS**

**Only one (1) Electronic Message Center (EMC) sign is permitted on a land bay. The EMC sign copy shall not change more than once every 16 seconds. The EMC sign shall not exceed 30% of the total allowed sign area under Section 21.7.2**

**All EMCs shall have automatic dimming capability that adjusts the brightness to the ambient light at all times of the day and night.**

**The brightness level shall not exceed 300 Nits or 0.3 foot candles at a distance of one hundred (100) feet day or night.**

**No single electronic message is permitted to be repeated by flashing.**

**Message changes shall be allowed by fading-in or scrolling no more than once every sixteen seconds.**

## **MEASUREMENT OF SIGN AREA**

**Measurements of sign area shall be calculated as:**

**The surface area of a sign is that area which encompasses all lettering, designs, or symbols, including those that are raised and back-lit, as well as any background different from the wall it is mounted on. This area shall not include structural elements outside the limits of the sign which are not an integral part of the display.**

**The support for a sign, whether it be columns, a pylon, or a building or part thereof, shall not be included in the computation of total sign area. For Free Standing signs, if the area of such support exceeds 25% of the total sign area supported, area of such supports shall be included in the total sign area calculation.**

**When a freestanding sign includes two or more panels separated by more than a 45 degree internal angle, the sign area shall be calculated as the combined total of each of the sign panels.**

**The surface area for a sign that is internally illuminated includes all lettering, designs, symbols and area that is internally illuminated.**

## **ILLUMINATION**

**Any sign within the BMPD shall be LED, preferably internally light and not exceeding 1 candle foot.**

- a. A sign may be illuminated only if the illumination is confined to or directed upon the surface of the sign only. The light from or directed upon any illuminated sign shall be shaded, shielded or directed in such a way as to assure that the light intensity or brightness shall not be directed in such a way as to assure that the light intensity or brightness therefrom shall not be directed upon any public thoroughfare, highway, sidewalk or property other than that on which the sign is located.**
- b. No sign shall be illuminated by or contain flashing, fluttering, blinking intermittent, rotating, or moving light or lights, nor shall any sign be illuminated by a light source which does not maintain a constant intensity, brightness or color, except signs indicating time and/or temperature by means of white intermittent lighting or signs as Reader Board/Electronic Message/Changeable Copy Signs.**
- c. No colored lights shall be used at any location or in any manner so as to be confused with or construed as traffic control devices or marine navigational devices.**
- d. The direct reflected light from primary light sources shall create a traffic hazard to operators of motor vehicles on public thoroughfares.**



## **INSPECTION, MAINTENANCE, REMOVAL**

### **a. Inspection**

**Signs shall be inspected by common interest manager to determine compliance with these regulations.**

### **b. Maintenance**

**All signs and components thereof shall be kept in good repair. Required landscape areas shall be maintained with living plants during the growing season as shown on the approved plans. No dead or decaying organic material shall be permitted in the landscape area.**

### **c. Removal of Sign**

- i. All signs shall be removed by the owner or lessee of the premises upon which the sign is located when the use is no longer conducted on the premises.**

## **COLOR, TYPE**

**All signs in the BMPD shall use the type face and color palette as shown in Exhibit A except that any business may use its own logo (Color and Type) as described here-in for its logo only.**

## RESOLUTION #1

**WHEREAS**, Cape Verdean Santiago Society Inc. has offered to convey to the City of Norwich by a deed in lieu of foreclosure a parcel of land carried on the land records of the City's Tax Assessor's office as Map 102, Block 7, Lot 22 (84 Talman Street) more particularly described in Schedule A attached hereto; and

**WHEREAS**, Cape Verdean Santiago Society, Inc. has offered said deed in lieu of foreclosure in full and final satisfaction of all real estate taxes due the City of Norwich assessed with respect to 84 Talman Street; and

**WHEREAS**, the taxes due as of February 28, 2023 are \$23,078.22 and said property is assessed at a value of \$44,900.00.

**WHEREAS**, Cape Verdean Santiago Society Inc. has offered to convey to the City of Norwich by a deed in lieu of foreclosure a parcel of land carried on the land records of the City's Tax Assessor's office as Map 102, Block 7, Lot 21 (60 Talman Street) more particularly described in Schedule A attached hereto; and

**WHEREAS**, Cape Verdean Santiago Society, Inc. has offered said deed in lieu of foreclosure in full and final satisfaction of all real estate taxes due the City of Norwich assessed with respect to 60 Talman Street; and

**WHEREAS**, the taxes due as of February 28, 2023 are \$791.05 and said property is assessed at a value of \$800.00.

**NOW THEREFORE BE IT RESOLVED**, that the City of Norwich hereby accepts the tender of a duly authorized deed in lieu of foreclosure by Cape Verdean Santiago Society, Inc., conveying to the City of Norwich title to 84 Talman Street and 60 Talman Street in full and final satisfaction of said taxes assessed with respect to said property; and

**BE IT FURTHER RESOLVED**, that City Manager John Salomone be and hereby is authorized to accept said deed on behalf of the City of Norwich, subject to the approval of the Corporation Counsel, and to cause it and any other necessary documents to be filed or recorded.

Mayor Peter Albert Nystrom  
Alderman Stacy Gould

84 Talman Street

FIRST TRACT:

Beginning at a point on the northerly line of Talman Street, said point is the southeasterly corner of land of the Santiago Society, Inc; thence easterly by the northerly line of Talman Street 25 feet, bounded southerly by Talman Street; thence northerly to the Shetucket River, said line is 27.2 feet easterly from the Santiago Society Building, bounded easterly by land now or formerly of John Edwards, et al; thence westerly to the easterly line of the Santiago Society, Inc. land, bounded northerly by said River; thence southerly by the easterly line of the Santiago Society land to the place of beginning, bounded westerly by the Santiago Society, Inc.

SECOND TRACT:

Beginning on the northerly line of Talman Street at the boundary line between land conveyed herein and land now or formerly of Edwin R. Edwards and running westerly by said street line 85 feet; thence due north to the Shetucket River, abutting westerly on land now or formerly of N.B. Lewis; thence easterly by said river to said Edwards land; thence southerly by said Edwards land to the point of beginning.

60 Talman Street

A certain tract or parcel of land, with its buildings and improvements thereon, situate in the Town of Norwich, County of New London and State of Connecticut, bounded and described as follows:

BEGINNING at a point on the northerly side of Talman Street bounded easterly by the Santiago Society, Inc., running northerly by said Santiago Society Inc. to the Shatucket River; westerly along said Shatucket River 30 feet to a point; thence southerly along remaining land of City of Norwich to Talman Street; thence easterly along Talman Street to the point of beginning.

Said premises are conveyed subject to the right of the Grantor herein to install on said premises utility lines which may become necessary in the future.

Relative to the school construction grant application for the construction of a new elementary school on the grounds of the former Greeneville School.

**WHEREAS**, the voters of the City of Norwich approved the \$385,000,000 School Construction Program bond ordinance #1820 by referendum on November 8, 2022; and

**WHEREAS**, one of the items authorized by ordinance #1820 is the construction of a new elementary school on the grounds of the former Greeneville School (“Project”); and

**WHEREAS**, the City intends to apply for a School Construction Grant for the Project; and

**WHEREAS**, the Office of School Construction Grants & Review of the Department of Administrative Services of the State of Connecticut requires that the legislative body of the City take the following actions prior to submitting a School Construction Grant Application for the Project:

1. Authorize its Board of Education to apply to the Commissioner of Administrative Services and to accept or reject a grant for the proposed Project,
2. Establish a building committee for the Project, and
3. Authorize the preparation of schematic drawings and outline specifications for the Project.

**NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF NORWICH**, that the Norwich Board of Education be and hereby is authorized to apply to the Commissioner of Administrative Services and to accept or reject a grant for the Project;

**BE IT FURTHER RESOLVED BY THE COUNCIL OF THE CITY OF NORWICH**, that the School Building Committee established by the Council of the City of Norwich by resolution on January 21, 2020, as updated and amended from time to time, shall serve as the building committee with regard to the Project; and

**BE IT FURTHER RESOLVED BY THE COUNCIL OF THE CITY OF NORWICH**, that the City hereby authorizes the preparation of schematic drawings and outline specifications for the Project.

Mayor Peter Albert Nystrom  
Aldерwoman Stacy Gould

Relative to the school construction grant application for the construction of a new elementary school on the grounds of the Moriarty Environmental Sciences Magnet School.

**WHEREAS**, the voters of the City of Norwich approved the \$385,000,000 School Construction Program bond ordinance #1820 by referendum on November 8, 2022; and

**WHEREAS**, one of the items authorized by ordinance #1820 is the construction of a new elementary school on the grounds of the Moriarty Environmental Sciences Magnet School (“Project”); and

**WHEREAS**, the City intends to apply for a School Construction Grant for the Project; and

**WHEREAS**, the Office of School Construction Grants & Review of the Department of Administrative Services of the State of Connecticut requires that the legislative body of the City take the following actions prior to submitting a School Construction Grant Application for the Project:

1. Authorize its Board of Education to apply to the Commissioner of Administrative Services and to accept or reject a grant for the proposed Project,
2. Establish a building committee for the Project, and
3. Authorize the preparation of schematic drawings and outline specifications for the Project.

**NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF NORWICH**, that the Norwich Board of Education be and hereby is authorized to apply to the Commissioner of Administrative Services and to accept or reject a grant for the Project;

**BE IT FURTHER RESOLVED BY THE COUNCIL OF THE CITY OF NORWICH**, that the School Building Committee established by the Council of the City of Norwich by resolution on January 21, 2020, as updated and amended from time to time, shall serve as the building committee with regard to the Project; and

**BE IT FURTHER RESOLVED BY THE COUNCIL OF THE CITY OF NORWICH**, that the City hereby authorizes the preparation of schematic drawings and outline specifications for the Project.

Mayor Peter Albert Nystrom  
Alderwoman Stacy Gould

## RESOLUTION #4

Relative to the school construction grant application for the construction of a new elementary school on the grounds of the John B. Stanton School.

**WHEREAS**, the voters of the City of Norwich approved the \$385,000,000 School Construction Program bond ordinance #1820 by referendum on November 8, 2022; and

**WHEREAS**, one of the items authorized by ordinance #1820 is the construction of a new elementary school on the grounds of the John B. Stanton School (“Project”); and

**WHEREAS**, the City intends to apply for a School Construction Grant for the Project; and

**WHEREAS**, the Office of School Construction Grants & Review of the Department of Administrative Services of the State of Connecticut requires that the legislative body of the City take the following actions prior to submitting a School Construction Grant Application for the Project:

1. Authorize its Board of Education to apply to the Commissioner of Administrative Services and to accept or reject a grant for the proposed Project,
2. Establish a building committee for the Project, and
3. Authorize the preparation of schematic drawings and outline specifications for the Project.

**NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF NORWICH**, that the Norwich Board of Education be and hereby is authorized to apply to the Commissioner of Administrative Services and to accept or reject a grant for the Project;

**BE IT FURTHER RESOLVED BY THE COUNCIL OF THE CITY OF NORWICH**, that the School Building Committee established by the Council of the City of Norwich by resolution on January 21, 2020, as updated and amended from time to time, shall serve as the building committee with regard to the Project; and

**BE IT FURTHER RESOLVED BY THE COUNCIL OF THE CITY OF NORWICH**, that the City hereby authorizes the preparation of schematic drawings and outline specifications for the Project.

Mayor Peter Albert Nystrom  
Alderwoman Stacy Gould